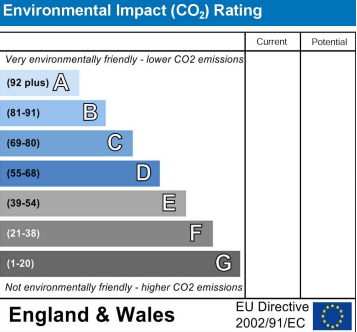
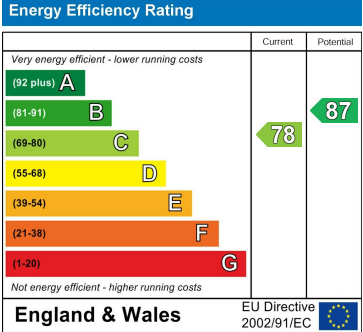
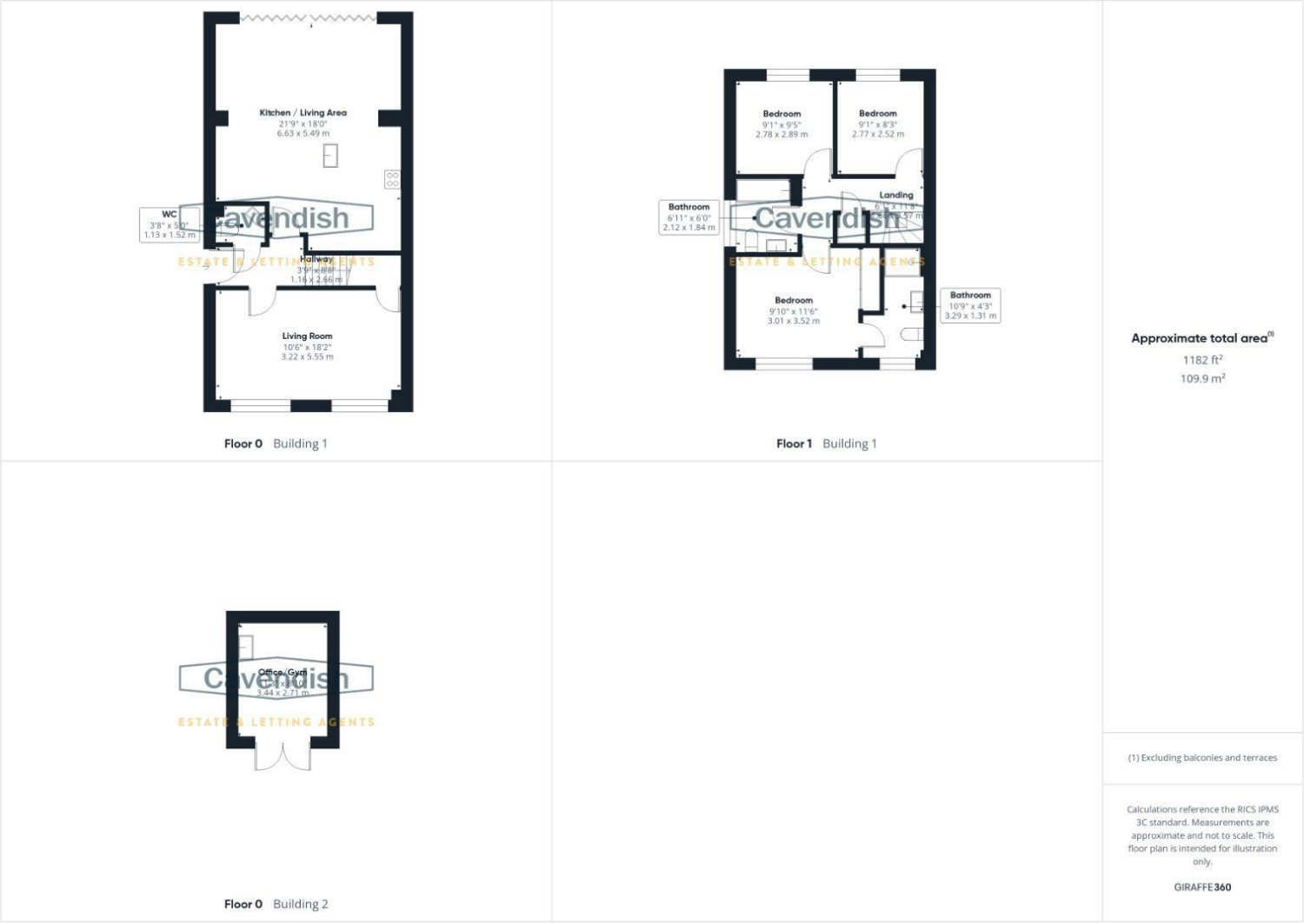


19 Kohima Crescent, Saughton, Chester, CH3 6GD



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



19 Kohima Crescent
Saughton, Chester,
CH3 6GD

NEW
£415,000

Beautifully extended, stylishly upgraded and finished to an exceptional standard, this impressive detached home offers spacious and versatile accommodation in the sought-after Saughton development.

The property has been thoughtfully enhanced by the current owners, including a full-width rear extension creating a superb open-plan kitchen, dining and living space. A stunning contemporary kitchen with central island, integrated appliances and bi-fold doors overlooking the south-facing garden forms the heart of the home, providing an ideal space for both everyday family life and entertaining.

Further enhancing the accommodation is the cleverly converted garage, which retains useful storage to the front while providing a bright and versatile additional room with French doors to the garden. Currently suited to use as a home office or playroom, it could equally work as a gym, snug or hobby room.

The ground floor also offers a spacious lounge and WC, while upstairs are three generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en suite. A contemporary family bathroom completes the accommodation.

Externally, there is driveway parking and a beautifully landscaped south-facing rear garden, designed for easy enjoyment and entertaining. A superbly presented home offering considerably more space and versatility than initially meets the eye, with a high level of finish and a fantastic modern layout.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Location

Saughton is a highly regarded residential development on the southern edge of Chester, offering a superb combination of modern family living, open green spaces and easy access to the city. Kohima Crescent is surrounded by attractive walking routes and green spaces, with local amenities, shops and schools all within easy reach. Chester city centre is approximately 2.5 miles away, while excellent road links provide convenient access to the A41, A55 and wider motorway network. With its peaceful setting, excellent amenities and proximity to Chester, Saughton is a popular choice for families and professionals alike.

Hallway

1.16 x 2.66 m (3'9" x 8'9")

The hallway connects the living room and kitchen area and includes access to a convenient cloakroom. It is a practical space with clean lines and a neutral palette, allowing easy movement through the ground floor.

Kitchen / Living Area

6.63 x 5.49 m (21'9" x 18'0")



This spacious kitchen and living area is the heart of the home, featuring light wood flooring and a stylish breakfast bar. The kitchen cabinets are a calm sage green with wooden worktops, fitted with modern appliances including a built-in oven and a gas hob. The living area is bright and airy, enhanced by the bi-fold doors that open out onto the garden and multiple skylights above, allowing plenty of natural light to flood in.



Living Room

3.22 x 5.55 m (10'6" x 18'2")



The living room offers a tranquil retreat, presented with soft carpeting and calming muted green walls. It is well-proportioned to accommodate comfortable seating and flooding with natural light from the charming double windows that have white shutters.

Office / Gym

3.44 x 2.71 m (11'3" x 8'11")



This stylish home office or gym space is bright and airy, complete with white cabinetry and a sink. French doors lead out to the garden, filling the room with natural light and offering easy access to the outside.

WC

1.13 x 1.52 m (3'8" x 5'0")



This WC features a white sink and toilet, with pale tiling and walls painted in a soft green shade, offering a fresh and contemporary space for guests.

Landing

1.61 x 1.79 m (5'3" x 5'10")



The landing provides access to the bedrooms and bathrooms on the first floor. It is decorated in bright white, with carpeted flooring and a simple light fixture overhead, creating a clean and inviting transition space.

Bedroom

3.01 x 3.52 m (9'10" x 11'6")



The master bedroom is a bright and restful space, decorated in crisp white with a statement deep blue feature wall. It benefits from large windows, allowing for plenty of natural light. A built-in sliding wardrobe provides ample storage space, while the soft carpeting adds comfort underfoot.

Ensuite

3.29 x 1.31 m (10'9" x 4'3")



A well-appointed ensuite shower room with clean, modern tiling throughout. It features a glass shower enclosure, a wall-mounted washbasin, and a toilet, all finished in white to maintain a bright and fresh atmosphere.

Bedroom

2.77 x 2.52 m (9'1" x 8'3")



This bedroom is decorated with a soft purple feature wall and neutral carpeting, creating a light and airy environment. The window with blinds allows natural light to fill the room, making it a cosy yet fresh space.

Bedroom

2.78 x 2.89 m (9'1" x 9'5")



This bedroom features neutral décor with white walls and carpeting, complemented by a large window with white blinds that fills the room with light. It offers a bright and welcoming space, perfect for rest and relaxation.

Bathroom

2.12 x 1.84 m (6'11" x 6'0")



The bathroom is designed with simplicity and function in mind, featuring pale tiling and light walls. It includes a built-in bathtub with a shower head, a washbasin, and a toilet, all arranged efficiently to maximise the space.

Rear Garden



The rear garden is a well-maintained outdoor space featuring a lawn bordered by plants and a paved patio area for seating or dining. It benefits from a pergola that adds character and charm, making it perfect for relaxing or entertaining in warmer months.



Half garage

The front of the garage is still intact making it the perfect space for storage.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

*Photography Disclaimer

Please note that Artificial Intelligence (AI) technology has been used to enhance some of the property photographs for marketing purposes. These enhancements are intended to improve the presentation of the images and may include adjustments to lighting, colour, clarity and/or furnishings.